

## HDB FLAT TENANCY AGREEMENT

### SCHEDULE

#### ITEM

1. THIS AGREEMENT IS MADE ON:  
\_\_\_\_\_ 26th \_\_\_\_\_ day of \_\_\_\_\_ December \_\_\_\_\_ 20 \_\_\_\_\_ 23  
between the parties set out in ITEMS 4 and 5 herein (the "Agreement").
2. ADDRESS OF THE FLAT:  
\_\_\_\_\_ Block 38 Circuit Road, #01-469, Singapore, S370038  
\_\_\_\_\_
3. TYPE OF FLAT:  
\_\_\_\_\_ 2 \_\_\_\_\_ ROOM FLAT
4. NAME, NRIC NO. AND CORRESPONDENCE ADDRESS OF THE LANDLORD(S):  
\_\_\_\_\_  
\_\_\_\_\_  
(the "Landlord")
5. NAME, NRIC NO. / PASSPORT NO. / FIN / UEN AND CORRESPONDENCE ADDRESS OF THE TENANT:  
\_\_\_\_\_ Do Thi Thanh Truc \_\_\_\_\_ S8255808Z  
\_\_\_\_\_  
(the "Tenant")
6. NAME(S) OF OCCUPIER(S) ALLOWED TO OCCUPY THE FLAT:  

| NAME          | IDENTIFICATION NO. | TYPE OF IDENTITY DOCUMENT |
|---------------|--------------------|---------------------------|
| Do Manh Cuong | G1960955W          | Student Pass              |
| _____         | _____              | _____                     |
| _____         | _____              | _____                     |
7. PERIOD OF THE TENANCY:  
For a term of \_\_\_\_\_ commencing on \_\_\_\_\_ and expiring on \_\_\_\_\_ (such term shall not be for less than six (6) months).
8. RENT:  
The rent amount is \_\_\_\_\_ 2400 SGD \_\_\_\_\_ per month payable in advance on the \_\_\_\_\_ day of each calendar month with the first payment to be made on or before the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_.  
The monthly rent of \_\_\_\_\_ shall comprise:  
  - a) A monthly sum of \_\_\_\_\_ being rental of the Flat.
  - b) A monthly sum of \_\_\_\_\_ being rental of fixtures, furniture and fittings.
  - c) A monthly sum of \_\_\_\_\_ being payment of maintenance fees.

Subsequent payments shall be made to:

Account Name \_\_\_\_\_  
Account Number \_\_\_\_\_  
Bank \_\_\_\_\_  
Swift Code \_\_\_\_\_  
Bank Code \_\_\_\_\_  
Branch Code \_\_\_\_\_

9. SECURITY DEPOSIT:

The Tenant shall upon signing this Agreement pay a security deposit amount of \_\_\_\_\_ (equivalent to \_\_\_\_\_ month(s)' rent).

10. MINOR REPAIR:

The Tenant is responsible to pay for all minor repairs so long as the cost per item per incident does not exceed S\$\_\_\_\_\_. Where the cost exceeds this amount, the Tenant shall pay this amount of S\$\_\_\_\_\_ and the balance shall be paid by the Landlord.

11. REFUND OF COMMISSION

If this Agreement should be lawfully terminated by notice in writing by the Tenant before the expiry of the tenancy created under this Agreement, the Tenant shall refund to the Landlord, pro rata, the commission \_\_\_\_\_ of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_), paid by the Landlord to the Landlord's Estate Agent

(Licence No. \_\_\_\_\_). Proof of payment of commission shall be provided by the Landlord upon request by the Tenant. The Landlord shall be entitled to deduct such refund from the deposit held by the Landlord.

12. STAMP FEES<sup>1</sup>

The \_\_\_\_\_ shall pay the stamp fees on this Agreement in accordance with the Stamp Duties Act.

13. THE FLAT IS BEING LET:

☐ UNFURNISHED    ☐ PARTIAL FURNISHED    ☐ FULLY FURNISHED

14. CONDITION OF THE FLAT

The Landlord must ensure the following before handing over the Flat to the Tenant:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

15. SPECIAL CONDITIONS

This section lists any additional items and terms to the Agreement:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>1</sup> For the avoidance of doubt, Section 34(a) read with the Third Schedule of the Stamp Duties Act states that in the absence of agreement to the contrary, the Tenant shall be liable to pay stamp duty.

16. DIPLOMATIC / BREAK CLAUSE:      ☐ Applicable      ☐ Not Applicable

If at any time after the expiration of \_\_\_\_\_ [ ] months from the date of the commencement of this tenancy, \_\_\_\_\_ (FIN: \_\_\_\_\_) shall be transferred out of the Republic of Singapore permanently by his firm, cease to be employed, or if for any cause whatsoever be ordered to leave the Republic of Singapore, then and in such a case, it shall be lawful for the Tenant to determine this tenancy by giving not less than \_\_\_\_\_ [ ] months' notice or paying \_\_\_\_\_ [ ] months' rent in lieu of such notice. Such notice shall be served on the Landlord together with documentary evidence of such transfer, cessation of employment or any other evidence. Such notice served on the Landlord shall be in compliance with Clause 11 of the Operative Part.

17. PROBLEM-FREE PERIOD  
There shall be a period of \_\_\_\_\_ ( ) days (the "Problem-Free Period"), which commences on the first day of the tenancy indicated in ITEM 7.
18. ANNEXURES  
This Agreement shall also incorporate the Operative Part which has been agreed to between the Landlord and the Tenant.

**IN WITNESS WHEREOF** the parties have hereunto set their hands as shown below:

**LANDLORD'S SIGNATURE**

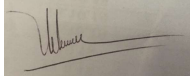
\_\_\_\_\_  
Landlord Name

\_\_\_\_\_  
Landlord Name

**IN THE PRESENCE OF:**

\_\_\_\_\_  
Witness Name & NRIC No. / Identity No.

**TENANT'S SIGNATURE**



\_\_\_\_\_  
Tenant Name      Do Thi Thanh Truc

**IN THE PRESENCE OF:**

\_\_\_\_\_  
Witness Name & NRIC No. / Identity No.

